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**METES AND BOUNDS DESCRIPTION**

**BEING 9.179 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, ABSTRACT NUMBER 201 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF AN 11.264 ACRE TRACT OF LAND CONVEYED TO CATOSSA SPRINGS PARTNERS, L.P. BY INSTRUMENT OF RECORD IN DOC. NO. 2002056824 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THEREIN DESIGNATED "TRACT 7", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" rebar found for the south corner of said 11.264 acre tract, being the northeast corner of Lot 1A, Block AA, Scofield Farms, Phase 10, Section Two, a subdivision of record in Doc. No. 200000035 of the Official Public Records of Travis County, Texas, and also being in the westerly right-of-way line of Metric Boulevard (120' R.O.W.) [Point of Beginning Coordinates: Northing=10,128,369.29; Easting= 3,133,233.88];

**THENCE** North 37°15'59" West (record - North 34°33'11" West), along the westerly line of the 11.264 acre tract and the easterly line of said Block AA, Scofield Farms, Phase 10, Section Two, and along the easterly line of Lot 41, Block AA, Scofield Farms, Phase 10, Section 3, a subdivision of record in Doc. No. 200000245 of the Official Public Records of Travis County, Texas, a distance of 383.48 feet (record - 383.56 feet) to a 1/2" rebar found for an angle point in the easterly line of said Lot 41, Block AA, Scofield Farms, Phase 10, Section 3;

**THENCE** continuing along the westerly line of the 11.264 acre tract and the easterly line of said Block AA, Scofield Farms, Phase 10, Section 3, the following three (3) courses):

1. North 32°27'43" West a distance of 275.25 feet (record - North 29°46'39" West a distance of 275.25 feet) to a 1/2" rebar found for an angle point in the easterly line of Lot 45, Block AA, Scofield Farms, Phase 10, Section 3;
2. North 13°29'00" West a distance of 173.72 feet (record - North 10°47'59" West a distance of 173.83 feet) to a 1/2" rebar found for an angle point in the easterly line of Lot 49, Block AA, Scofield Farms, Phase 10, Section 3;
3. North 10°59'48" East a distance of 284.72 feet (record - North 13°45'01" East a distance of 284.72 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the northwest corner of the 11.264 acre tract, the northeast corner of Lot 53, Block AA, Scofield Farms, Phase 10, Section 3, and being in the southerly right-of-way line of Howard Lane (R.O.W. varies);

**THENCE** along the northerly line of the 11.264 acre tract and the southerly right-of-way line of said Howard Lane the following two (2) courses:

1. Along a non-tangential curve to the right having a radius of 1673.99 feet (record - 1673.99 feet), an arc length of 282.49 feet (record - 282.63 feet), a delta angle of 09°40'08" (record - 09°40'40"), and having a chord which bears South 68°28'40" East a distance of 282.16 feet

(record - South 65°46'21" East a distance of 282.29 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of tangency;

2. South 61°59'46" East (record - South 59°17'37" East) a distance of 395.83 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc", from which a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature in the northerly line of the 11.264 acre tract and the southerly right-of-way line of Howard Lane,(R.O.W. varies) bears South 61°59'46" East (record - South 59°17'37" East) a distance of 268.93 feet;

THENCE crossing through the 11.264 acre tract the following thirteen (13) courses:

1. South 24°55'50" West a distance of 272.61 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
2. South 65°00'02" East a distance of 118.96 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
3. South 37°20'49" West a distance of 87.16 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
4. South 85°00'00" West a distance of 127.22 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
5. South 37°09'44" East a distance of 148.43 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature.
6. Along a non-tangential curve to the left having a radius of 1,047.32 feet, an arc length of 155.28 feet, a delta angle of 08°29'42", and having a chord which bears North 45°49'40" East a distance of 155.14 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
7. North 54°54'13" West a distance of 15.76 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
8. Along a tangential curve to the left having a radius of 74.50 feet, an arc length of 38.20 feet, a delta angle of 29°22'41" and a chord that bears North 69°35'33" West a distance of 37.78 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
9. North 37°20'49" East a distance of 74.49 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
10. Along a non-tangential curve to the right having a radius of 220.50 feet, an arc length of 23.08 feet, a delta angle of 05°59'46" and having a chord which bears South 57°54'06" East a distance of 23.07 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of tangency;
11. South 54°54'13" East a distance of 77.42 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
12. Along a tangential curve to the left having a radius of 14.50 feet, an arc length of 13.23 feet, a delta angle of 52°16'59" and a chord that bears South 81°02'42" East a distance of

12.78 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of reverse curvature;

13. Along a reverse curve to the right having a radius of 10.00 feet, an arc length of 9.58 feet, a delta angle of  $54^{\circ}52'08''$  and having a chord which bears South  $79^{\circ}45'06''$  East a distance of 9.21 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" in the east line of the 11.264 acre tract and the west right of way line of said Metric Boulevard (120' R.O.W.), from which a 1/2" rebar found for a point of tangency along the east line of the 11.264 acre tract and the west right of way line of Metric Boulevard, bears along a tangential curve to the left having a radius of 1,112.32 feet, (record - 1,112.32 feet), an arc length of 184.40 feet, a delta angle of  $09^{\circ}29'54''$  and having a chord which bears North  $32^{\circ}32'52''$  East a distance of 184.19 feet;

THENCE along the east line of the 11.264 acre tract and the west right-of-way line of Metric Boulevard ( 120' R.O.W.) the following two (2) courses.

1. Along a tangential curve to the right having a radius of 1,112.32 feet (record - 1,112.32 feet) an arc length of 280.55 feet, a delta angle of  $14^{\circ}27'04''$  and having a chord which bears South  $44^{\circ}31'21''$  West a distance of 279.81 feet, to a 1/2" rebar found for a point of tangency;
2. South  $51^{\circ}48'54''$  West a distance of 210.30 feet (record - South  $54^{\circ}30'46''$  West a distance of 210.46 feet) to the POINT OF BEGINNING.

This parcel contains 9.179 acres of land, more or less, out of the Thomas C. Collins Survey No. 61, Abstract Number 201, in Travis County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83\96CORS.

J. Scott Laswell 6/15/13  
J. Scott Laswell Date  
Registered Professional Land Surveyor  
State of Texas No. 5583



File: S:\Projects\Scofield Farms Assisted Living\Docs\Field Notes\9.179 Acre M&B.doc  
DWG File: S:\Projects\Scofield Farms Assisted Living\Dwg\9.179 Acre Sketch.dwg



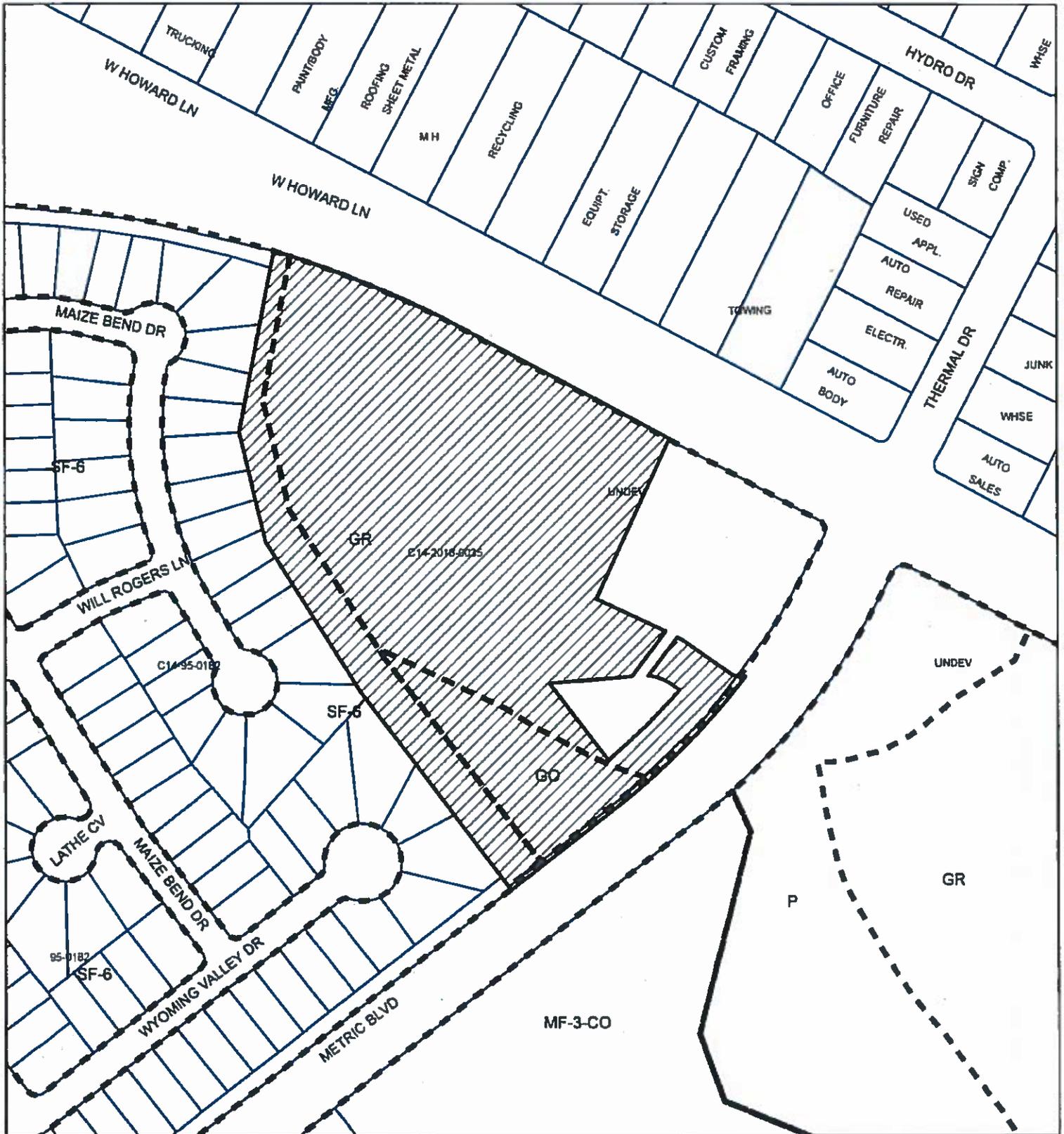


Exhibit B

Zoning Case: C14-2018-0035

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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